

Meeting Minutes
Mixed Use Committee
Meeting #4 – October 25, 2004

Attendees: Steve Stuart, George Vartanian, George Killian, Nancy Hubbard, Kurt Creager, Ron Price, Bud Van Cleve Mike Butts, Bob Higbie, Colete Anderson

Public: Heidi Rosenberg, Jenni Shields

Introductions:

Public Forum Review:

The forum was sparsely attended (7 in addition to committee members). The primary concern was not with mixed use itself, but how to remove urban holding. Bob launched the forum with a mixed use presentation. Bob noted that there continues to be significant interest in the community on how/when urban holding is removed. The Board of Commissioners should review urban holding procedures soon.

Mixed Use Code Changes:

The sub-committee reviewed the changes presented and discussed the rational behind each change. There was considerable discussion on the merits of the changes and what is ok as an interim code. There were two areas that needed further work:

- Building orientation
- Signage

A revised draft code will be sent out for final committee comments mid week. All comments from members are due by the end of the day on Friday. The materials going forward to the Planning Commission need to be forwarded on Monday, November 1st. It was noted that in the adoption ordinance we should include a 6 month sunset clause.

Those areas that had considerable committee discussion were moved into STEP 2:

- Gross versus Net Acres and how/when do we calculate it.
- Use list – single family with design elements identified.
- Required mix of uses – is 15% too low? What about area plans that consider adjacent property?
- Maximum street frontage setbacks
- Signage
- Parking location in 8.b. - Do we want to allow parking between the building and the street? How do we get away from traditional sea of parking in front of large box retailer?
- Building Orientation
- Set up internal project management group for STEP 2
- Schedule site visits prior to January.

Action Items:

- October 27th – draft mixed use code and adopting ordinance e-mailed to committee for review and comments back on Friday 29th.
- Set up next committee meeting for Friday, November 5th. Colete to e-mail location and time.
- E-mail updated STEP 2 draft work scope to committee members prior to November 5th.
- PC staff report due October 28th
- PC legal notice due October 26th

NEXT MEETING:

Friday, November 5, 2004
8:30 am
PSC Building – 6th Floor
Room 678

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